

GEORGETOWN WEST

GTW

COMMUNITY NEWSLETTER

LAS VEGAS COUNTRY CLUB ESTATES

**COMMUNITY
UPDATES**

**OUR NEW PROPERTY
MANAGEMENT TEAM**

**EMERGENCY
PREPAREDNESS**

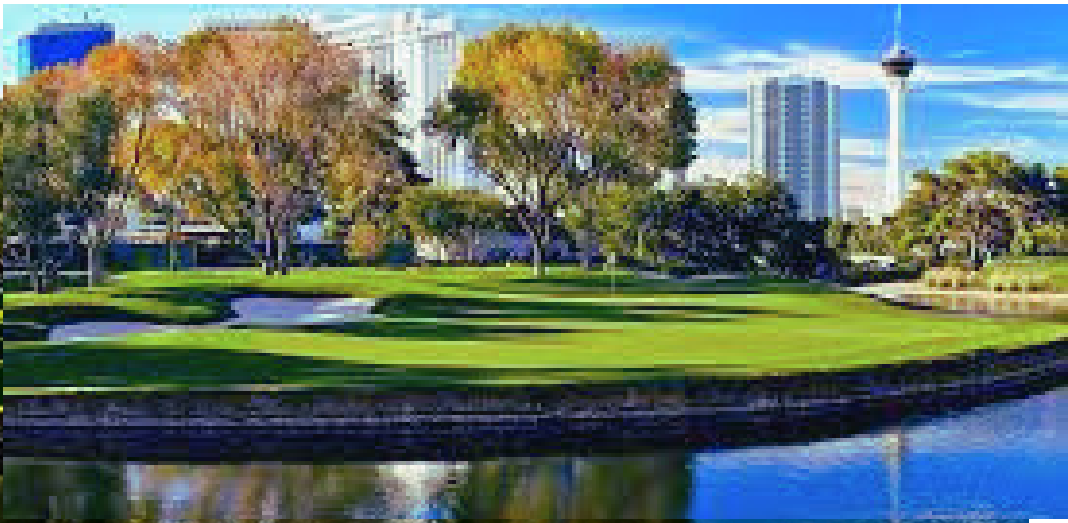
JULY 2024

ISSUE: 01

Monthly Newsletter

GTW - GEORGETOWN WEST

July 2024



Here's what has happened in the last month and what's to come!

Delivering on Our Promises: A Progress Report

We're proud to announce substantial progress in transforming our community.

Our leadership pledged prosperity, responsible budgeting, rigorous spending oversight, and unwavering financial transparency. Today, we're not just meeting these commitments – we're significantly exceeding them, setting a new standard for our community.

We're thrilled to introduce June Heydarian, our new property manager. Her expertise is a valuable asset in guiding our community forward.

We've launched a comprehensive financial overhaul, implementing smart fiscal management, robust compliance, and daily value maximization. This includes eliminating unnecessary contracts and renegotiating existing ones to ensure optimal value for our community.

Our goal remains clear: to allocate resources effectively, safeguarding our property values and neighborhood reputation. We're confident these changes will foster a stronger, more prosperous community for all.

We're dedicated to serving the community's interests and ensuring long-term prosperity. Your continued support is invaluable, and we welcome your questions and feedback.

Together, we're building a brighter future for our neighborhood.

Thank you for your ongoing support!

Enjoy this month's newsletter!

GTW Board of Directors

In this newsletter you can expect:

Community Updates

Meet Your New Property Management Team

Stories of Impact

Emergency Checklist

Smart Tips

Local Business Spotlight



Community Updates from your Board of Directors

Hello, neighbors! We hope this message finds you well, and we sincerely thank you for your continued support. **Our regular July monthly meeting will be suspended**, but we want to keep you informed about our community's most important affairs and ongoing progress. We're pleased to report that our balance sheet is in order, with detailed financials to be distributed separately.

We continue to make strides in improving our positive cash flow and have positioned ourselves to begin enhancing our infrastructure, amenities, and overall community well-being.

Rest assured, we remain fully committed to the success of our community and will persist until we achieve all our objectives. **Your trust and support are invaluable as we work towards creating a thriving environment for all residents.**



Pools Update

We're happy to report that five community pools are currently open and operational for your enjoyment. We encourage all residents to use these amenities while adhering to safety guidelines and pool rules.

Progress continues on reviving Pool 6. We're awaiting final approval from the Southern Nevada Health District (SNHD) before beginning construction. We're working diligently to expedite this process while ensuring all health and safety standards are met. We appreciate your patience and will provide updates as we have more information on the construction timeline.



Local News

Efforts to redevelop The Historic Commercial Center of Las Vegas

Clark County is planning to revitalize the historic Commercial Center in Las Vegas, one of the city's first major retail centers. Known for hosting the original Lotus of Siam Thai restaurant and the former Ice Palace music venue, which featured iconic acts like the Doors and Led Zeppelin, the center is set for a significant transformation.

The county has acquired at least two buildings in the complex and is developing a master plan to turn the area into a vibrant hub for small businesses, art, shops, and culture, away from the Las Vegas Strip. The project represents an effort to breathe new life into this inner-city location and restore its former prominence.

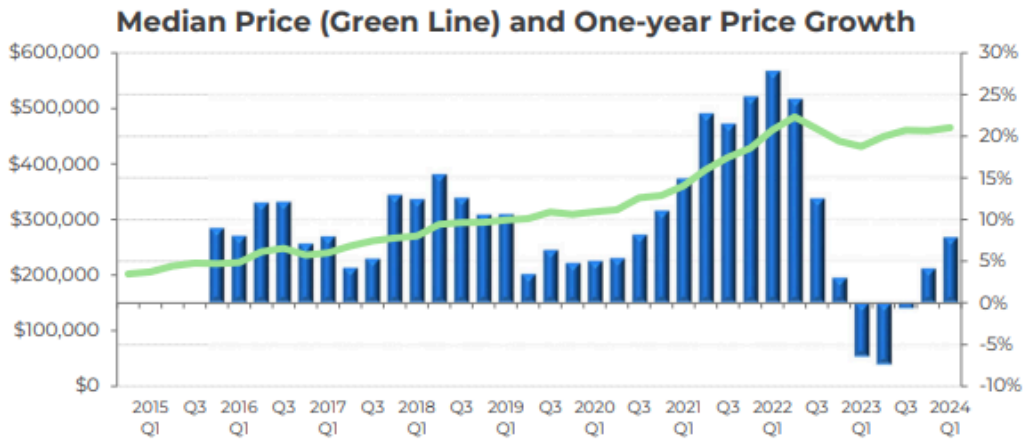
Local Market Report, First Quarter 2024

The Las Vegas real estate market, including zip code 89109, has shown robust growth in the first quarter of 2024. The median home price reached \$465,400, representing a 7.9% appreciation over the past year and a significant 29% increase over the last three years. This strong price growth has resulted in substantial equity gains for homeowners, with the average owner accumulating \$259,500 in housing equity over the past three years.

The market remains attractive for buyers, with government-backed financing options available and a current FHA loan limit of \$498,257.

However, affordability has become a growing concern in the Las Vegas area. The median home price to income ratio has risen to 5.1, which is higher than the historical average of 3.9 and indicates decreased affordability compared to previous years. The monthly mortgage payment to income ratio stands at 32.7%, reflecting the impact of both higher home prices and increased mortgage rates. Despite these challenges, the local economy shows positive signs with continued job growth, particularly in the leisure and hospitality sector, which accounts for 23.9% of total employment. The unemployment rate of 5.1% in March 2024, while higher than the national average, has improved compared to the previous year.

Today's Market...



Disclaimer: The data relating to real estate on this web site comes in part from the INTERNET DATA EXCHANGE Program of the Greater Las Vegas Association of REALTORS® MLS.GLVAR MLS deems information reliable but not guaranteed.

89109 Housing Market Overview

0.2% 1-year Market Forecast (May 31, 2024)

218 For sale inventory (May 31, 2024)

55 New listings (May 31, 2024)

0.979 Median sale to list ratio (April 30, 2024)

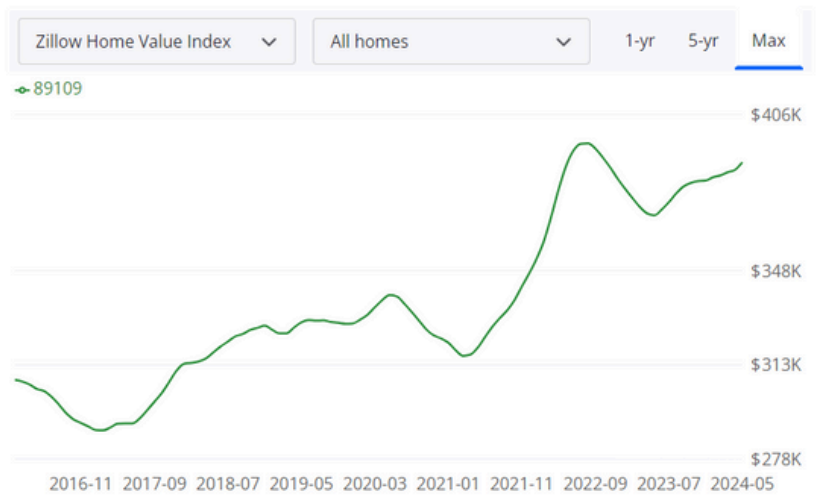
\$368,333 Median sale price (April 30, 2024)

\$502,817 Median list price (May 31, 2024)

9.9% Percent of sales over list price (April 30, 2024)

75.1% Percent of sales under list price (April 30, 2024)

40 Median days to pending (May 31, 2024)



STATE OF NEVADA



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

NEVADA REAL ESTATE DIVISION UPDATE

In the interest of transparency and open communication, we want to inform you of a recent development regarding our association's governance.

On June 13, 2024, our association received a Letter of Instruction from the State of Nevada Department of Business and Industry Real Estate Division (NRED). This letter addressed concerns about the December 2023 recall election (recall election for Smith, Biernacki, Gold).

The letter stated: **After reviewing evidence and the written admission in the newsletter, the NRED determined that it is evident that the previous executive board violated NRS 116.31036 (2)(a)(1) during the aforementioned election.**

The NRED has closed this matter without prejudice but reserves the right to reopen the investigation if warranted. More importantly, the Letter of Instruction states that if this conduct should occur in the future, the Division may initiate a complaint for disciplinary action before the Commission for Common-Interest Communities and Condominium Hotels.

Emergency Response

The actions taken in the initial minutes of an emergency are critical. Prompt action and warnings can save lives, minimize physical damage to structures and property, and allow for better resilience.

GENERAL INSTRUCTIONS FOR SUBMITTING A REQUEST THAT REQUIRES IMMEDIATE ACTION

1. Submit a **NEW REQUEST** under the Dashboard in the HOA Portal.
2. If unable to submit a request under the Dashboard in the HOA Portal, please contact Sage Management by:

Email:

hoa@sagemanagementnv.com

Phone Number:

702-848-3418

Paying HOA Assessments

There are several options to pay your monthly HOA Dues.

- Under the Payments option in the HOA Portal.
- By creating a username and password in the following site:

<https://www.hoabankservices.com/OnlinePayments/>

Please contact Sage

Management for assistance:



Email:

hoa@sagemanagementnv.com

Phone Number:

702-848-3418

Trash Pickup

Garbage collection occurs three times a week on the following days:

- **Monday**
- **Wednesday**
- **Friday**



Please place bulk trash items near the regular trash containers no earlier than 4:00 PM on the evening before scheduled trash pickup. This helps maintain community appearance and ensures timely collection of bulk items.

Roof Repairs

To submit a roof repair request:

Log into the **HOA Portal**, go to Requests > General Requests, choose "General Request" type, enter "Roof Repair" as the subject, describe the issue, attach photos, and submit the form.

The HOA Management team and the Board of Directors will promptly review your request.





Meet your Property Management Team

June Heydarian, President and Founder of Sage Management, is an award-winning Professional Community Association Manager (PCAM®) with 25 years experience in the Nevada HOA industry. June has been recognized for her dedication to excellence in the community management industry as the recipient of multiple awards, including CAI Nevada's 2023 Golden Star Award, 2022 Association Management Specialist (AMS) of the Year, 2021 On-Site Manager of the Year, 2019 Business Partner of the Year, and was a 2020 President's Award Recipient. June is also featured in the [2023 Top 100 People in Real Estate Magazine](#).

She chaired CAI Nevada's Education Committee, authored numerous classes, and regularly instructs boards and managers. June holds multiple certifications including CMCA, AMS, PCAM, and NVEBP.

In 2022, she was appointed to the Commission for Common Interest Communities and Condo-Hotels. June also instructs the UNLV Community Association Manager Pre-Licensing Certification course.

Welcome to the Georgetown West Family!

Understanding Resistance to Change in HOA Community Management

Change is a constant in every aspect of life, including the community association management industry. However, despite its inevitability, many individuals within this field often exhibit resistance to change. This resistance can manifest in various forms, from reluctance to adopt new technologies to pushback against updated policies and procedures. Understanding the root causes of this resistance is crucial for fostering growth and progress within the industry.

One primary reason people resist change in community association management is fear of the unknown. Transitioning to new systems or procedures can disrupt familiar routines and require individuals to leave their comfort zones.

Moreover, there may be concerns about the potential negative impacts of change, such as increased workload or decreased efficiency. This fear can lead to resistance as individuals cling to the familiar, even if it may not be the most effective approach in the long run.

Resistance to change is a natural reaction that can impede progress and innovation within the community association management industry.

By understanding the underlying reasons for this resistance and addressing them through effective communication, involvement, and a supportive organizational culture, stakeholders can work together to navigate change successfully. Embracing a mindset of adaptability and continuous improvement is essential for ensuring the long-term success and sustainability of community associations in an ever-evolving landscape.

Continue reading on Sage Management's website at:

<https://sagemanagementnv.com/blog/f/understanding-resistance-to-change-in-hoa-community-management>



HEAT PET SAFETY

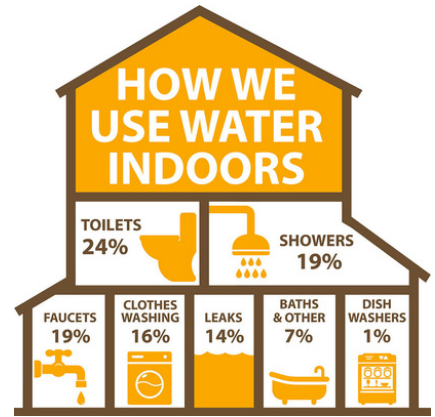
Excessive heat can cause injury and illness because most people are not acclimated to the heat; it can also increase the chance of fires in homes and businesses. Las Vegas Fire & Rescue and Animal Protective Services share tips below for keeping pets and humans alike safe in the summer heat.

Pets in Las Vegas are significantly at risk of overheating. Know the symptoms of overheating in pets, which include excessive panting or difficulty breathing, increased heart and respiratory rate, drooling, mild weakness, stupor or even collapse.

Keep your pets indoors if you can. Due to the scorching pavement, avoid walking your pet during high heat temperatures. The pads of dogs' feet can easily become burned. Pavement in direct sun gets hot enough to cause second- or third-degree burns. Precautions need to be taken if pets are taken outdoors that include wearing dog booties to protect their feet.

Pets can get dehydrated quickly, so give them plenty of fresh, clean water and don't take them for walks during the hottest parts of the day.

Water Saving Tips



Southern Nevada averages about four inches of rain each year. Reducing water use and water waste is crucial to long-term sustainability in the desert.

Ever wonder how much water you and your family use for activities like showers, washing dishes and watering plants? Use the SNWA water use estimator to find out, then explore ways to increase your water conservation.

<https://www.snwa.com/conservation/water-use-estimator/index.cfm>



Recycling Update

Maintaining our community clean is a moral and legal responsibility. Preventing illegal dumping protects public health, the environment, and our neighborhood's well-being.

To promote effective recycling, remember:

1. **Recycle paper, cardboard, metal cans, and plastic bottles/jugs.**
2. **Ensure items are empty, clean, and dry.**
3. **Place recyclables loose in the cart.**

Visit Recycling Simplified Quick Guide for additional information at:

https://www.republicservices.com/sites/default/files/legacy_documents/recycling-basics.pdf

These guidelines help maintain efficient recycling and contribute to a cleaner environment.

Nevada law NRS 444.630 prohibits unauthorized dumping of solid waste at non-designated locations.

Violators face misdemeanor charges and penalties. A \$100 reward is offered for information leading to convictions.

Report illegal dumping to local authorities. In Clark County, call 702-759-0600.



Sewer Bill Update

Important Update on Sewer Bill Responsibility

We want to inform you of a significant change regarding sewer service billing for our community:

1. **Q1 2024: The HOA will cover the sewer bill for this quarter.**
2. **Starting Q2 2024: Property owners will be directly responsible for all sewer charges associated with their properties.**

This change aligns our community with standard practices for property ownership and utility responsibilities. **The HOA will no longer cover or reimburse these expenses after Q1 2024.**

As the legal property owner, you will be required to pay all sewer charges directly to the utility provider beginning in Q2 2024. Please ensure you are prepared for this transition.

We appreciate your understanding and cooperation as we implement this important change. If you have any questions, please contact our management office.

For more detailed information about your bill, payment options, and other related matters, CCWRD has provided a comprehensive resource on their website.

<https://www.cleanwaterteam.com/services/customer-service/about-my-bill>

We encourage you to visit the CCWRD website for valuable information including details about your bill, various payment options, and answers to frequently asked questions. This will help ensure you stay informed and up-to-date with your new billing responsibilities.

Service Line Coverage

Service line coverage is an optional insurance endorsement that protects homeowners from the costs of repairing or replacing damaged underground utility lines on their property.



This coverage typically includes water pipes, sewer lines, power lines, and communication cables running from the street to the home.

The coverage can be valuable as repairs to these lines can be expensive. Service line coverage usually has a limit of around \$10,000 per occurrence and may include a deductible.

The insurance often includes excavation and landscaping costs but excludes disconnected lines, fuel tanks, and septic systems. If unavailable from your insurer, you might find similar protection through a utility company service plan.



Contact the Board of Directors

Your HOA Board of Directors is committed to addressing your concerns and maintaining our community. We've made it easy for you to reach us:

- General Comments: Email us at gtwlvcc.contact@gmail.com. We'll respond within 24 Hours.
- Fix-It Requests: Submit maintenance requests at <https://www.gtwlvcc.com/seeclickfix>

We value your input and encourage you to stay engaged with your community. Whether you have a suggestion, concern, or need to report an issue, we're here to help. Your participation is crucial in maintaining the quality and value of our neighborhood.



Discover a Taste of Colombia at Pasabocas Bakery

Nestled in the Las Vegas Commercial Center, Pasabocas Colombian Bakery brings the vibrant flavors of South America right to our neighborhood. This charming family-owned establishment offers an authentic array of Colombian baked goods and savory treats.

Don't miss their mouthwatering empanadas, filled with perfectly seasoned meat or cheese. Their pan de bono (cheese bread) and buñuelos (cheese fritters) are local favorites, perfect for a quick snack or to accompany your morning coffee. For those with a sweet tooth, the tres leches cake and arequipe-filled pastries are absolute must-tries.

Pasabocas stands out with its warm, inviting atmosphere and colorful decor that transports you straight to Colombia. The friendly staff is always happy to guide you through their menu, making it a welcoming spot for both Colombian cuisine enthusiasts and curious first-timers.

Visit Pasabocas daily, 8am-6pm. Stop by and experience a delicious slice of Colombian culture right in our community!

Visit Pasabocas Colombian Bakery at:

**953 E Sahara Avenue, Suite E8
Las Vegas, Nevada 89104**

For more information or to place an order, contact:

Phone: (702) 640-8564 Email: pasabocasbakery@gmail.com

Boost your visibility in our community! Advertise in the upcoming GTW Newsletter. For rates and to reserve your spot, email gtwlvcc.contact@gmail.com Let's help your business grow!



Thank you for reading!

<p>GTW - GEORGETOWN WEST</p>	<p>7455 ARROYO CROSSING PKWY., SUITE 220 LAS VEGAS, NV 89113</p>
<p>YOUR BOARD OF DIRECTORS: Andrew Jewkes - PHASE I Liz Smith - PHASE I Joeyline Gold - PHASE II Mark Rowe - PHASE II Alex Vazquez - PHASE III Christina Latino - PHASE III Email: gtwlvcc.contact@gmail.com</p>	<p>YOUR PROPERTY MANAGEMENT: June Heydarian - Sage Management</p> <p>Email: hoa@sagemanagementnv.com Phone Number: 702-848-3418</p>

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